

Planning, Localism and the way forward for parish councils

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The Developer's Vision



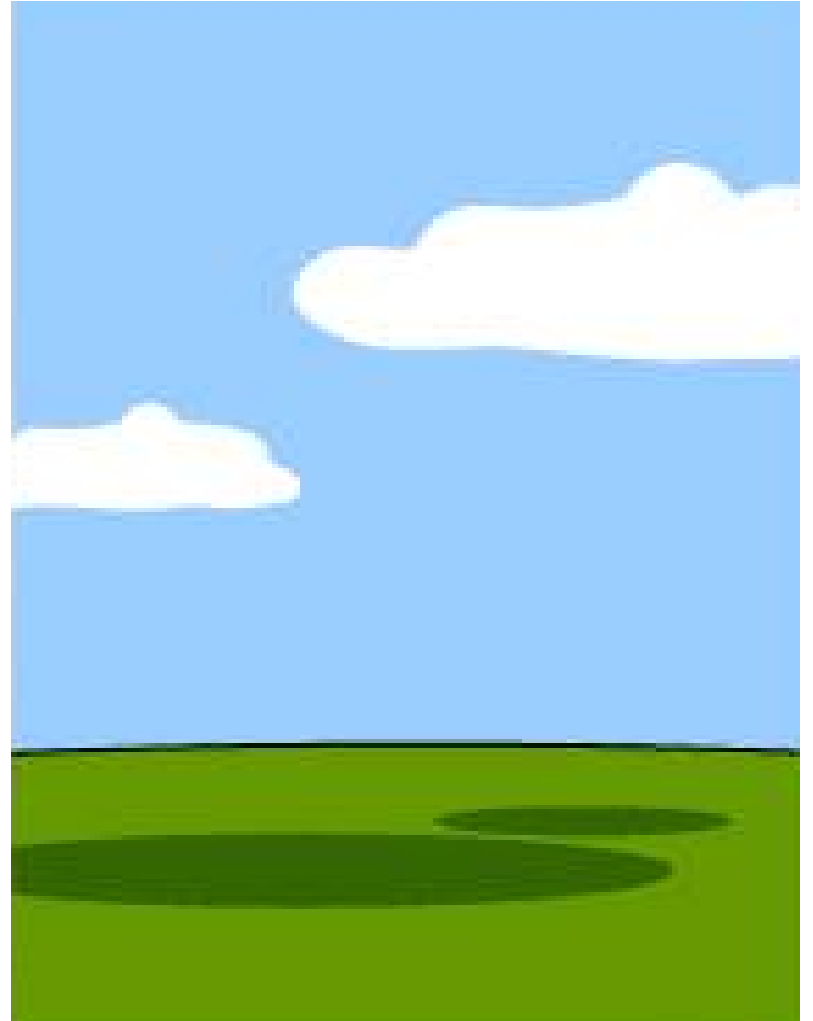
The Architect's Vision



The Agent's Advice



The Resident's Vision



The Regional Development Agency Alternative



The Viable Structural Solution



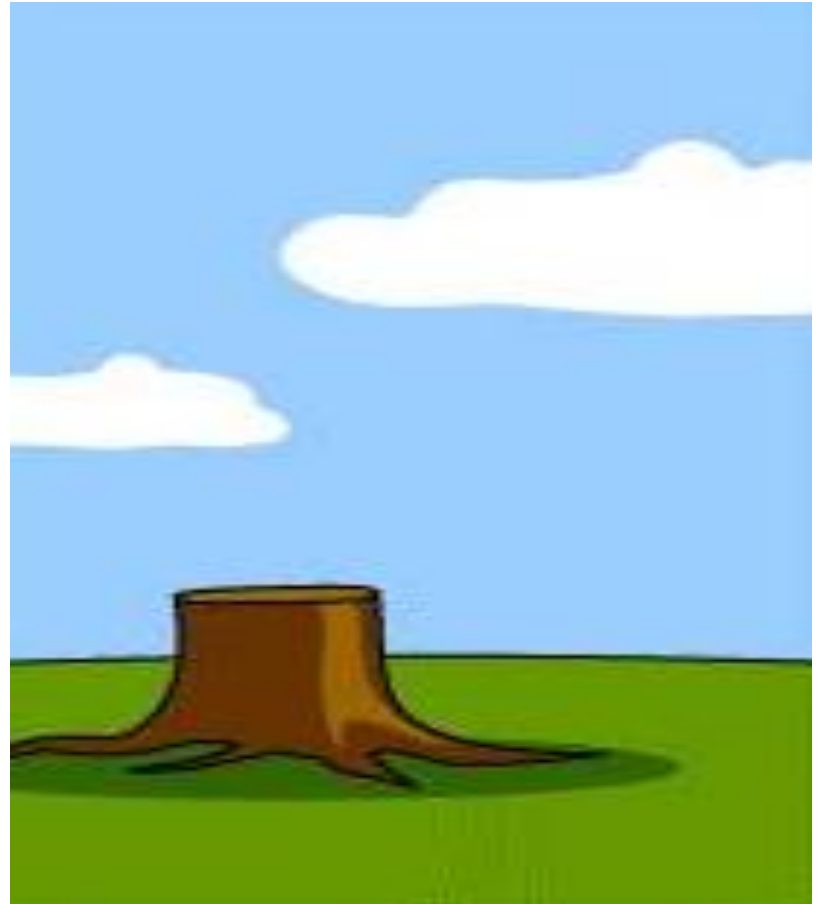
The Health and Safety Compliant Scheme



The budget compliant scheme



The Planner's Compromise



The Compromise





What is planning?

- “The planning system helps to ensure that development **takes place** in the public interest, in **economically, socially** and **environmentally** sustainable ways”

(Department of Communities and Local Government)

Localism in theory

- “To radically change the relationship between central government and communities by giving people more power to deliver the society that they want”
- Major changes to the planning system
 - Shape the places you want
 - Protect local facilities and services under threat



Localism Bill

- Neighbourhood planning
- Neighbourhood development orders
- Community right to build/bid/challenge
- Requirement for developers to consult communities before submitting large applications
- Reforming the Community Infrastructure Levy
- Bill making its way through Parliament
 - Not yet an Act of Parliament



Neighbourhood planning

- Plan location and appearance of new development (and supporting infrastructure)
- *Potentially* plan the amount of development
- Development
 - Houses, offices/factories/warehouses, shops, leisure facilities, etc
- Infrastructure
 - Green open space, play facilities, doctor's surgeries, schools, etc



Status of a Neighbourhood Plan

- On equivalent footing to district local plans
 - Must accord with Core Strategy
 - What if there is no Core Strategy?
- Material consideration in determining planning applications
 - But final decision on applications still rests with district planners
- The Neighbourhood Plan is not in the hands of the district planners

The next few months

- National Planning Policy Framework
 - ‘Presumption in favour of sustainable development’
 - All current policies out of the window
- What happens between now and Core Strategy adoption?
 - A developer free-for-all

The next few months...cont...

- Neighbourhood plans can be adopted before Core Strategies
 - Act will enable adoption probably by early 2012
- So neighbourhood plans needed sooner rather than later

Process

- What does emerging district policy say?
- What do you consider important for Brixworth?
- How do we engage with people in order to properly seek their views?
- How do we bring this together into a Neighbourhood Plan?
- How do we get it adopted?



Emerging district policy

- West Northants JPU Core Strategy
 - Pre-submission version consulted on, Jan-Mar 2011
 - Submission to SoS likely in Autumn 2011
 - Examination in Public in early 2012
 - Adoption in Summer 2012
- Brixworth NP unlikely to be able to influence Core Strategy
 - But what does Core Strategy say about Brixworth?



Shaping district policy

- Can broadly set own housing numbers because Core Strategy does not
- Daventry Rural, 2011-2026 = 930 houses
- Brixworth a primary service village
 - allowed to grow by 10-12% **to support local needs**
- So what are the current and future needs of Brixworth as a sustainable village?

What do you consider important for Brixworth?

- Housing
- Employment
- Retail – the 'High Street'
- Education and health
- Community facilities
- Public open space
- Design



How do we engage with people?

- Community engagement is critical
- Residents, businesses, community/special interest groups, schools, health providers, landowners, developers
 - Think about groups you don't normally engage with
- Get people together to solve problems
- Use a variety of different techniques

Creating awareness

- Planning – cynicism, disinterest...
- ...until a contentious application arrives
- Take the meeting to the people
- This is the community's plan



A plan for engagement

- Meetings and workshops
 - 'Planning for Real' - maps/models
 - Charette
- Soapbox
- Walkabout/street audits
- Exhibitions/street stalls
- Social media
- Take small steps



Bringing together the Plan

- A series of **proposals**
 - The proposals fall out of good evidence
 - Show how all options have been considered
- But these are not the **solutions**
 - Solutions show how projects can be delivered
 - Delivery expertise
- Crisp and concise



Getting a Plan adopted

- Apply to district council to be the neighbourhood forum
 - Must demonstrate that you have tried to get the district council on board/kept informed
- Submit the plan to the district council
- Examination of the plan
- Referendum on the plan
 - Majority of voters must say yes

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